



Building land in Mohammadia, Morocco



Information de l'agent

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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,192,593.04

Location

Pays:	Maroc
Indicatif régional:	28013
Soumis:	10/07/2025

Description:

Located in Mohammadia.

Build a new address in central Mohammadia. This greenfield site of approximately 1,523 sqm sits in the heart of the city and is designated Urban Zoning E2, with a clear brief: subdivision into 100 sqm parcels for the construction of individual semi-detached houses up to G+2 (ground plus two) floors, subject to the usual municipal approvals. For developers seeking building land for sale in Mohammadia with both clarity of planning intent and everyday convenience, this is an opportunity to design a small, well-connected neighbourhood from the ground up. A site to shape a neighbourhood The hero of this property is its potential. At roughly 1,523 sqm, the plot is well-proportioned for a coherent scheme of semi-detached homes, allowing for logical pedestrian and vehicle flows, shared green pockets, and the type of human-scale streetscape buyers increasingly prefer. The vendor's note references 100 sqm plots intended for individual houses; in principle, the area suggests the possibility of multiple homes in a walkable arrangement, though final yield and layout will be confirmed with the local authority through detailed design. The G+2 envelope further broadens design scope: generous family houses with private outdoor space at ground level, living areas with light and aspect on the first floor, and flexible second-floor rooms to accommodate home offices, guest suites, or children's bedrooms as lifestyles evolve. Because the land is greenfield, you are not working around legacy structures. That simplifies massing, makes services planning more straightforward, and enables phased delivery if desired. Site photography indicates a clean, undeveloped character, giving design teams the freedom to orient homes for natural light, privacy between neighbours, and sensible setbacks—qualities that translate directly into buyer appeal once built. Zoning, density and design clarity Urban Zoning E2 in Mohammadia (also commonly rendered as Mohammedia in the region) supports the stated intention: individual semi-detached houses of up to three levels including the ground floor. That balance—low to mid-rise—speaks to family living and long-term



neighbourhood stability. For a developer, the parameters reduce ambiguity at the outset, helping consultants progress urban design and permit strategies with confidence. Practical highlights at a glance: - Approximately 1,523 sqm greenfield parcel (sqm measurement unit) - Urban Zoning E2, with an indicated subdivision into 100 sqm plots - Scope for semi-detached houses to G+2, subject to consents - Prime central setting in Mohammadia, Morocco (Region: Mohammedia) Everyday life on the doorstep Location matters as much as densities and drawings. Being “in the heart of Mohammadia” means future residents can enjoy the daily ease that sells homes: a short walk to shops for morning essentials, quick school drop-offs, and easy connections to the city’s employment centres. For families, semi-detached houses provide the right domestic scale—private entrances, small gardens or patios where children can play, and interiors that adapt as needs change. The G+2 form invites practical planning: open-plan living on the ground floor spilling into outdoor space; first-floor bedrooms for quiet and separation; top-floor rooms that can flex as a study, playroom, or guest accommodation. Thoughtfully arranged, these houses will support work-from-home routines without sacrificing family zones, and allow multi-generational living where needed. From a place-making perspective, the centrality of the parcel encourages walkability and active streets—key ingredients for a neighbourhood that feels safe, lived-in, and enduring. As an investor or developer, you are not just delivering units; you are offering a lifestyle set within an established urban fabric where evening walks, quick café stops, and weekend errands can be part of daily rhythm. Development considerations While the zoning and intended subdivision provide a strong framework, technical due diligence will refine the scheme: ingress/egress points, on-plot parking ratios to suit semi-detached formats, stormwater and utility strategies, and the balance between private and shared amenity. The absence of existing structures is an advantage—civil works and servicing can be planned efficiently—but the ultimate number of 100 sqm plots will depend on road layouts, setbacks, and open space allowances agreed with the municipality. The site’s greenfield nature suggests a straightforward construction start once approvals are in place, enabling a staged release strategy to match buyer demand. Naturally integrated SEO mentions - This is E2-zoned development land in Mohammedia with a clear brief for semi-detached G+2 housing. - For those searching specifically for building land for sale in Mohammadia, the plot’s central position and defined planning pathway set it apart. Offered at MAD 11,000,000, approximately USD 1,220,703 based on the figure provided, for sale as a single parcel; terms subject to contract and local approvals. In sum, this plot combines clarity, centrality, and scalability. The E2 zoning and 100 sqm subdivision concept make it easier to move from vision to planning drawings, while the heart-of-the-city setting underwrites long-term demand for family housing. For a developer seeking to create a well-connected enclave of semi-detached homes in Mohammadia, this land offers the right canvas—practical, adaptable, and poised for value creation.

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Pied carré fini: 1523 m²

Lease terms

Date Available:

Information additionnelle

Lien URL du site web: http://www.arkadia.com/MGPD-T10800/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM



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